

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF THE BOSTON CHINESE EVANGELICAL
CHURCH AS REDEVELOPER OF PARCEL R-3D-2 IN THE SOUTH COVE
URBAN RENEWAL AREA, APPROVAL OF SCHEMATIC DRAWINGS AND
SPECIFICATIONS, AUTHORIZATION TO EXECUTE LAND DISPOSITION
AGREEMENT AND DEED.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92 (hereafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, the Boston Chinese Evangelical Church has expressed an interest in and has submitted a satisfactory proposal for the redevelopment of Parcel R-3D-2 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Boston Chinese Evangelical Church be and hereby is, finally designated as Redeveloper of Parcel R-3D-2 in the South Cove Urban Renewal Area, subject to design review.
2. That it is hereby determined that the Boston Chinese Evangelical Church possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Schematic Drawings and Specifications submitted by the Boston Chinese Evangelical Church for the redevelopment of Parcel R-3D-2 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Schematic Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-3D-2 to the Boston Chinese Evangelical Church, upon evidence of firm financial resources. Said documents shall be in the Authority's usual form, and to execute such other documents in connection with the transfer and redevelopment of Parcel R-3D-2.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Sincerely,

[Signature]

Anna Lee

Vice President

Boston Redevelopment Authority

25 North Street, Room 1000

Boston, MA 02109

C. S. David, Secretary

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March 11, 1991

Mr. Gerard Fong
Chairman of The Building Committee
Boston Chinese Evangelical Church
249 Harrison Avenue,
Boston, MA 02111

Re: 237 Harrison Avenue, Boston, MA

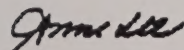
Dear Mr. Fong:

Thank you for meeting with me recently regarding the possibility of a \$250,000.00 financial accommodation from the Shawmut Bank, N.A. to Boston Chinese Evangelical Church, which accommodation is for the purpose of financing the renovation of property at 237 Harrison Avenue, Boston, MA.

We have analyzed the preliminary financial statements and information which you have provided us. The Shawmut Bank is enthusiastic about your project and, subject to our review process after your submission of a complete application, would be interested in a loan accommodation for the Boston Chinese Evangelical Church.

We look forward to working with you in this matter.

Sincerely



Anne Lee
Vice President
Shawmut Bank, N.A.
61 Harrison Avenue
Boston, MA 02111

c.c. David Rockwell

Shawmut Bank, N.A. One Federal Street, Boston, MA 02211. Tel: 617-292-2000
A Shawmut National Company

BOSTON CHINESE EVANGELICAL CHURCH
FINANCIAL REPORT FOR APRIL, 1990

APRIL, 1990

	General Fund	Reserve Fund	Charity Fund	Missions
Income	\$30,392.04	\$265.97	\$412.00	\$8,752.69
Expense	\$26,582.39		\$2,254.45	\$0.00
Surplus/(Deficit)	\$3,809.65	\$265.97	(\$1,842.45)	\$8,752.69
Previous Balance	\$127,990.92	\$50,929.77	\$13,787.75	\$56,984.95
New Balance	\$131,800.57	\$51,195.74	\$11,945.30	\$65,737.64

NORRIS, KOZODOY, KRASNOO & FONG

COUNSELLORS AT LAW

66 CANAL STREET

BOSTON, MASSACHUSETTS 02114

(617) 227-7460

TELECOPIER (617) 720-4133

DAVID E. KOZODOY
JAMES B. KRASNOO
MELVIN NORRIS
GERARD FONG

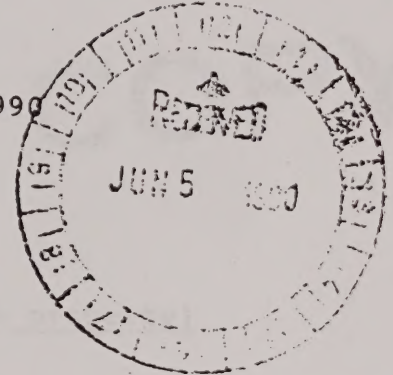
RANDY KASTON OSTREICHER

-ALSO ADMITTED IN CALIFORNIA

JUDY MEYERS
SCOTT HOUSEMAN

C.A.S.
Tom
Central

May 31, 1990



Mr. Aaron Schleifer
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: 237 Harrison Avenue, Boston, MA

Dear Aaron:

I am enclosing herewith a copy of my letter to Ron Fong dated November 8, 1988 which relates to the plan of funding for the project. I expect that the estimated renovation expenses are not significantly different. However, the final figures will not be known until bids actually are received. The plan of funding is still accurate although, as you know, we will not make the big push on the fundraising effort until all of our figures are in.

I am also writing to confirm that we will be meeting with you in the Bunker Hill Room on June 12, 1990 at 3:00 p.m.

Very truly yours,

Gerard Fong

GF:gs

Enclosures

cc: Reverend Steven Chin
Anna Yee



波士頓華人佈道會

JACOB FUNG, Pastor
STEVEN CHIN, Assistant to the Pastor
JAMES Y. K. TAN, Pastor Emeritus

Boston Chinese Evangelical Church 249 Harrison Ave., Boston, Massachusetts 02111 Telephone: (617)426-5711

November 8, 1988

Mr. Ronald M. Fong
Housing Planner/Analyst
Boston Redevelopment Authority
One City Hall Square
Boston, Ma. 02201

COPY

BOSTON CHINESE EVANGELICAL CHURCH
PLAN OF FUNDING FOR PROJECT AT
237 HARRISON AVE., BOSTON, MA. (the property)

Dear Ron:

The Boston Chinese Evangelical Church is anxious to receive final developer designation of the property as soon as possible. It has expressed its willingness to perform the immediate repair work necessary to preserve the property as a manifestation of its intent.

I am writing to provide you with the plan of funding for the Church's renovation of the property.

A. COST:

The estimated expenses for the renovation of the property are as follows:

construction costs	\$ 250,000
professional services	25,000
furniture, fixtures & Equipment	35,000
total expenses	<u>310,000</u>

It is understood that the above expenses do not incorporate an acquisition cost which has not yet been determined. In addition, it does not anticipate any reserve or contingency.

B. PLAN OF FUNDING:

To renovate this property and to provide for a reserve for

Mr. Ronald M. Fong
Boston Redevelopment Authority
November 8, 1988
page 2

additional expenses, the Church's plan of funding involves raising a total of \$400,000. I am pleased to advise you that approximately \$135,000 has already been raised. These funds are immediately available for this project. We are presently scheduling a fund raising effort which is to occur in the early part of 1989 to raise the balance of needed funds within twelve months. We do not anticipate borrowing any funds for this project.

C. THE CHURCH'S ABILITY TO FUND:

The Church is confident in its ability to raise the total of \$400,000. It has a history of operating very conservatively and of fulfilling all its financial obligations.

For example, for the fiscal year ending September 30, 1988, the Church's operating surplus totaled over \$51,000 and its book net worth was over \$532,000. It presently has cash on hand in the amount of \$186,000 of which only approximately \$50,000 is designated for specific programs, leaving a present balance of approximately \$136,000 available for this project.

The Church's finances and operations are in excellent condition. It has a current operating budget of over \$268,000 and had a operating surplus of over \$51,000 last year. It just successfully completed a Missions Fund drive of over \$95,000. All these funds are substantially donated by the Church's congregation. There are presently two worship services with a combined total of well over 500 people in attendance on the average. In addition, the Church is committed to starting a third worship service to commence next month. The growth of the Church reflects not only its ability to complete the project at 237 Harrison Ave., but also its need to have the acquisition and renovations completed as soon as possible. It is anticipated that a prompt conveyance of the property to the Church will even stimulate the fund raising effort.

D. THE CHURCH'S SUCCESSFUL COMPLETION OF PREVIOUS PROJECT:

The Church was the developer designated by the BRA for the present Church site at 249 Harrison Ave., Boston, MA. The Church

Mr. Ronald M. Fong
Boston Redevelopment Authority
November 8, 1988
page 3

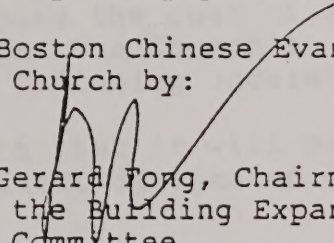
fulfilled its obligation by completing the construction of the new Church building which was dedicated on June 30, 1979 at a cost then of approximately \$400,000. This project was primarily funded by the Church congregation by donations; there was a small loan (of less than \$60,000) which has present balance of less than \$2,000 and which is scheduled to be paid off the course of the next few months. The Church has good reason to be confident in its ability to complete the project at 237 Harrison Ave.

The Boston Chinese Evangelical Church respectfully requests that the BRA act favorably to designate the Church as the developer and forthwith convey the property to the Church.

For your files, I enclose a copy of the Financial Statement for the year ending September 30, 1988. I would be pleased to provide you with any other information which you may request. Thank you for your attention to this matter.

Very truly yours,

Boston Chinese Evangelical
Church by:


Gerard Fong, Chairman of
the Building Expansion
Committee

GF:s

NORRIS, KOZODOY, KRASNOO & FONG

COUNSELLORS AT LAW

66 CANAL STREET

BOSTON, MASSACHUSETTS 02114

TELEPHONE 227-7460
AREA CODE 617
FAX 720-4133

DAVID E. KOZODOY
JAMES B. KRASNOO
MELVIN NORRIS
GERARD FONG

RANDY KASTON
JUDY MEYERS
SCOTT DOUGLAS HOUSEMAN

November 7, 1988

Mr. Ronald M. Fong
Housing Planner/Analyst
Boston Redevelopment Authority
One City Hall Square
Boston, Ma. 02201

re: 237 Harrison Ave., Boston, Ma. (the property)

Dear Ron:

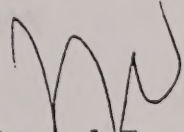
In accordance with my recent telephone conversations with you, I am writing to advise you of the Boston Chinese Evangelical Church's willingness to consider doing the work which you indicated needed to be done immediately so that the property can be preserved. You indicated that the only other option would be for the BRA to undertake the work and pass the cost of same to the Church as part of the purchase price. The Church's willingness to do so is subject to the following understandings:

a. the BRA anticipates in good faith that it will make the Boston Chinese Evangelical Church the final designated developer of the property and

b. should the Church not be designated as the developer for any reason, the BRA will add the Church's cost of these repairs to the sales price and reimburse the Church for these costs when the property is sold to another party.

The Church looks forward to finalizing this matter with you.

Very truly yours,



Gerard Fong

GF:s

cc: Rev. Jacob Fung
Mr. Peter Bak Fun Wong

FINANCIAL STATEMENT FOR THE YEAR ENDING SEPTEMBER 30, 1989

一九八八年十月一日至一九八九月三十日全年財政報告

TREASURER: WILLIAM YOUNG 翁永康

ACCOUNTANTS: PEARL G. CHAN 陳阮瑞珠

BRIAN HUI 許啟怡

波士頓華人佈道會

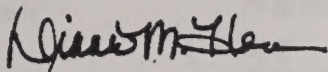
BOSTON CHINESE EVANGELICAL CHURCH

October 21, 1989

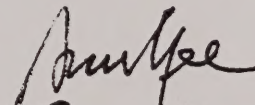
To the Congregation
Boston Chinese Evangelical Church

The following members of the Church have examined the financial records of the Fiscal Year ended 9/30/89.

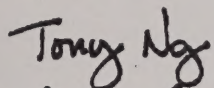
Diana Hou 侯夢賢



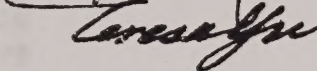
Anna Yee 余黃小娜



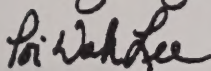
Tony Ng 吳英儒



Teresa Yu 余蕤秀



Poi Wah Lee 李佩華



SUMMARY OF ACCOUNTING PRINCIPLES

The accounting policies employed by the Church are consistent with the generally accepted accounting principles. In those instances in which more than one generally accepted accounting principle may be applied, the Church has adopted the common principles that it believes most accurately and fairly reflects the situation, as described in the following paragraphs.

Definition of Fiscal Year: The Church's fiscal year ended on the last day in September each year comprised of twelve months.

Income: Arising from pledge and voluntary contributions made by individuals through the year.

Properties: The cost of properties includes land, architect's fee, bank charges, construction fee, legal fee, and recording fee. Maintenance and repairs are charged to current operations as incurred, and improvements are capitalized.

Depreciation: The cost of building and equipment is depreciated on a straight line basis over the estimated useful lives of the assets. The principle annual rates used in computing depreciation are 3% for building and 10% for furniture and fixtures, or on a straight line basis over its useful life, whichever is shorter.

本堂會計宗旨

本堂採用之會計宗旨，乃根據一般性會計之原則，如在某種情況下，有多種辦法可運用時；則採用最為準確及公正之方法處理，其細節如下：

本堂之會計之年度由十月一日至來年九月三十日止。

本堂一切收入，均由會眾歷年來之自由奉獻。

本堂估值乃包括地價劃則費，建築費，法律費及註冊費等，其他維修費，由當年經常費支出，但裝修費及購置費用，則列為資產。

本堂貶值辦法及根據其資產可用之年數而決定，本堂建築物，每年貶值為百份之三，而其他傢俱及裝置，則為百分之十，或根據可用之年數而定之。

一九八八年至一九八九年經常費 支出報告

Boston Chinese Evangelical Church
General Fund Expense Report for the
Fiscal Year 1988 - 1989

October 1, 1988 to September 30, 1989

(I) OPERATING EXPENSES 經常支出

Building Insurance	房屋保險	\$5,750.00
Building Repair	房屋維修	\$1,526.57
Electricity	電費	\$2,213.80
Gas (Heat)	煤費(暖氣)	\$2,770.57
Water	水費	\$734.29
Telephone	電話費	\$2,177.79
Maintenance	清潔用品	\$1,292.84
Equipment Maintenance	器材保養	\$2,317.78
Printing, Stationery, Newsletter	印刷, 文具	\$4,741.26
Postage	郵費	\$338.25
Purchase	購買	\$4,023.29

\$27,886.44

(II) ADMINISTRATIVE & SALARY BENEFITS 薪酬

Salary	薪金	\$114,110.84
Pension	退休費	\$16,486.27
Housing All	房屋津貼	\$14,153.34
Medical Ins	醫藥保險	\$14,314.83
Life/Retirement Insurance	人壽退休保險	\$1,658.26
Fed Tax/FICA	聯邦稅, 社會安全稅	\$32,746.80
State Tax	州稅	\$6,119.36

\$199,589.70

(III) TRANSPORTATION EXPENSE 交通費

Gas/Reimbursement	汽油	\$1,630.92
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\$1,630.92

(IV) DEPARTMENTAL & MISC EXPENSE 其他部門

Christian Education/Library	宗教教育/圖書館	\$8,996.02
Fellowship/Choir	團契及詩班	\$6,980.49
Local Evangelism	本地傳道部	\$4,246.68
Guest Speaker	講員	\$1,530.00
Hospitality/Refreshments/Gifts	茶點禮物	\$1,789.77
Publicity	宣傳	\$1,008.00
Festival/Celebrations	節期	\$1,665.49
Clergy Conference/Book Allowance	聖工人員進修	\$1,426.70
Staff Workshop/Training	同工訓練	\$1,914.29
Miscellaneous	雜項	\$700.00

\$30,257.44

TOTALS 共

\$259,364.50

波士頓華人佈道會
 一九八八年十月一日至一九八九年九月三十日全年收入報告
Boston Chinese Evangelical Church
Income Report for the Fiscal Year 1988-1989
October 1, 1989 to September 30, 1989

CHARITY ACCOUNT

慈惠戶口

Receipt for the year	收入	\$6,982.00
Disbursement for the year	支出	<u>\$8,583.57</u>
Surplus (Deficit) for the year	不敷	(\$1,701.57)
Previous Balance	上年結存	\$11,271.99
Add surplus (Less deficit)	本年不敷	<u>(\$1,701.57)</u>
Balance Brought Forward	本年結存	\$9,570.42

RESERVE FUND ACCOUNT 儲備基金戶口

Receipt for the year	收入	\$3,204.91
Disbursement for the year	支出	<u>\$0.00</u>
Surplus (Deficit) for the year	盈餘	\$3,204.91
Previous Balance	上年結存	\$44,226.90
Add surplus (Less deficit)	本年盈餘	<u>\$3,204.91</u>
Balance Brought Forward	本年結存	\$47,431.81

MISSIONS FUND ACCOUNT 差傳基金戶口

Receipt for the year	收入	\$98,945.08
Disbursement for the year	支出	<u>\$83,733.74</u>
Surplus (Deficit) for the year	盈餘	\$15,211.34
Previous Balance	上年結存	\$36,159.10
Add surplus (Less deficit)	本年盈餘	<u>\$15,211.34</u>
Balance Brought Forward	本年結存	\$51,370.44

波士頓華人佈道會
一九八八年至一九八九年財政預算
Boston Chinese Evangelical Church
PROPOSED BUDGET 1989-1990

		去年支出	去年預算	今年預算 NEW PROPOSED	OF OLD BUDGET
		YTD TOTAL EXPENSE	OLD BUDGET 88-89	BUDGET 89-90	
(A) OPERATING EXPENSES 經常支出					
銀期	1 Mortgage	\$0.00	\$2,000.00	\$0.00	
房屋保險	2 Building Insurance	\$5,750.00	\$4,000.00	\$6,000.00	
房屋維修	3 Building Repair	\$1,526.57	\$2,000.00	\$3,000.00	
房屋安全設施	4 Building Security	\$0.00	\$1,000.00	\$0.00	
電費	5 Electricity	\$2,213.80	\$2,000.00	\$2,400.00	
煤費(暖氣)	6 Gas (Heat)	\$2,770.57	\$3,200.00	\$3,500.00	
水費	7 Water	\$734.29	\$500.00	\$600.00	
電話費	8 Telephone	\$2,177.79	\$2,400.00	\$2,400.00	
維修	9 Clean/Maint Supplies	\$1,292.84	\$1,200.00	\$1,200.00	
印刷, 文具	10 Printing, Stationery	\$4,741.26	\$5,000.00	\$5,000.00	
郵費	11 Postage	\$338.25	\$500.00	\$500.00	
器材保養	12 Equipment Maintenance	\$2,317.78	\$3,000.00	\$3,000.00	
購買	13 Purchase	\$4,023.29	\$3,500.00	\$26,900.00	
汽油	14 Gas/Reimbursement	<u>\$1,630.92</u>	<u>\$2,000.00</u>	<u>\$2,000.00</u>	
共		\$29,517.36	\$32,300.00	\$56,500.00	175%
(B) ADMIN/SALARY BENEFIT 薪酬					
主任牧師	15 Senior Pastor	\$33,000.00	\$33,000.00	\$34,650.00	
副牧師	16 Assoc Pastor	\$3,124.97	\$0.00	\$31,000.00	
中文牧師助理	17 Asst to Pastor (Chi)	\$25,000.28	\$25,000.00	\$26,250.00	
英文牧師助理	18 Asst to Pastor (Eng)	\$17,250.00	\$23,000.00	\$24,150.00	
英文牧師助理	19 Asst to Pastor (Eng)	\$22,000.00	\$24,000.00	\$0.00	
	20 Asst to Pastor (Eng)	\$23,999.99	\$24,000.00	\$0.00	
英文牧師助理	21 Asst to Pastor (Chi)	\$11,999.90	\$12,000.00	\$12,600.00	
	22 Secretary (Chi)	\$5,824.00	\$5,840.00	\$6,130.00	
	23 Secretary (Eng)	\$0.00	\$0.00	\$8,800.00	
清潔員工	24 Janitor	\$12,100.01	\$12,000.00	\$12,000.00	
貴客	25 Missionary in Resid.	\$1,500.00	\$0.00	\$1,500.00	
退休金(譚)	26 Sp. Pension (Rev Tan)	\$14,441.76	\$13,500.00	\$14,755.68	
退休金	27 Regular Pension	\$2,044.51	\$1,980.00	\$9,282.50	
聯邦社會安全稅	28 F.I.C.A.	\$11,331.19	\$6,822.08	\$10,000.00	
健康保險	29 Health Insurance	\$14,314.83	\$13,000.00	\$16,000.00	
保險	30 Insurance	\$1,658.26	\$3,581.00	\$4,500.00	
牧師進修/書本	31 Clergy Conf/Book Allowan	\$1,426.70	\$1,700.00	\$1,900.00	
同工訓練進修	32 Staff Wksp/Train/Book	<u>\$1,914.29</u>	<u>\$2,550.00</u>	<u>\$2,325.00</u>	
		\$202,930.69	\$201,973.08	\$215,843.18	107%

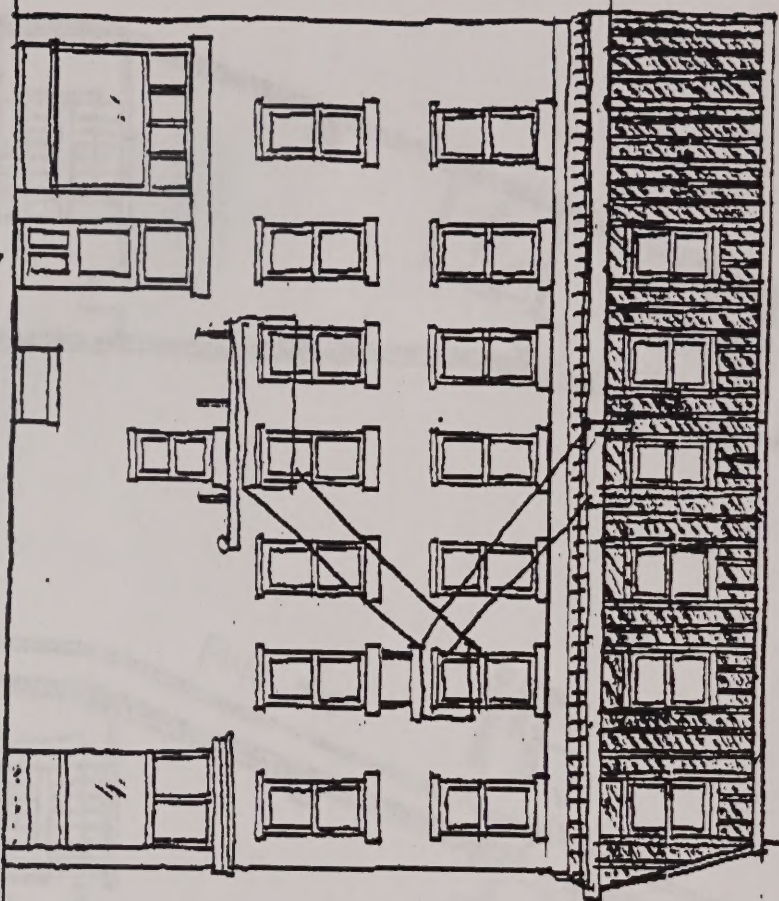
ITEMISED BREAKDOWN FOR:- 分項如下

BUDGET

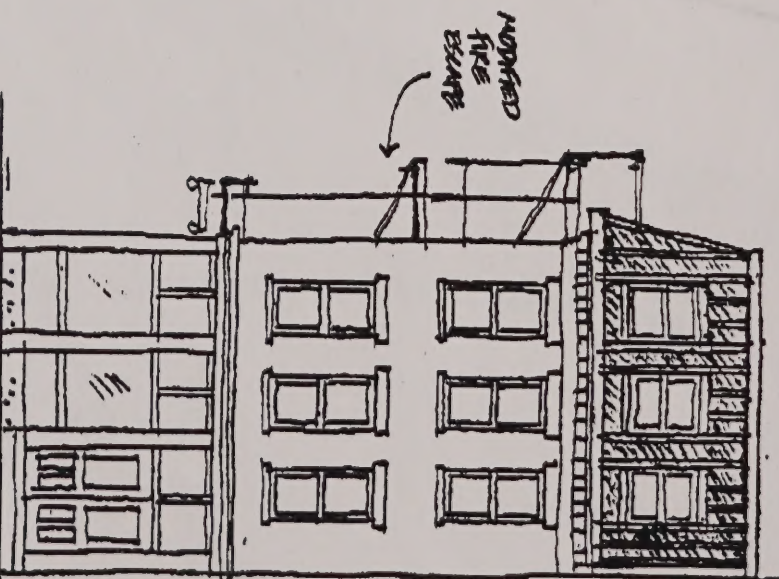
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|       |                           |       |             |
|-------|---------------------------|-------|-------------|
| (B)31 | CLERGY CONF               |       |             |
|       | PER CLERGY                | _____ | \$750.00    |
|       | PER CLERGY                | _____ | \$750.00    |
|       | BOOK ALLOWANCE            |       |             |
|       | PER CLERGY                | _____ | \$200.00    |
|       | PER CLERGY                | _____ | \$200.00    |
|       | TOTAL                     | _____ | \$1,900.00  |
|       |                           |       | *****       |
| (B)32 | STAFF WORKSHOP/TRAINING   |       |             |
|       | PER STAFF                 | _____ | \$750.00    |
|       | PER STAFF                 | _____ | \$750.00    |
|       |                           |       | \$325.00    |
|       | BOOK ALLOWANCE            |       |             |
|       |                           |       | \$200.00    |
|       | PER STAFF                 | _____ | \$200.00    |
|       | PER STAFF                 | _____ | \$100.00    |
|       | TOTAL                     | _____ | \$2,325.00  |
|       |                           |       | *****       |
| (C)33 | CHRISTIAN ED--CANTONESE   | _____ | \$1,500.00  |
|       | CHRISTIAN                 | _____ | \$9,000.00  |
|       | LIBRARY--CANTONESE        | _____ | \$900.00    |
|       | LIBRARY--ENGLISH          | _____ | \$900.00    |
|       | TRAINING                  | _____ | \$300.00    |
|       | TOTAL                     | _____ | \$12,600.00 |
|       |                           |       | *****       |
| (C)34 | FELLOWSHIP/CHOIR          |       |             |
|       | JOSHUA III                | _____ | \$2,400.00  |
|       | TEEN MINISTRY+CONF        | _____ | \$2,000.00  |
|       | JUNIOR WORSHIP            | _____ | \$500.00    |
|       | CHILDREN MINISTRY+NURSERY | _____ | \$1,500.00  |
|       | FAMILY RETREAT            | _____ | \$500.00    |
|       | MISC PROGRAM              | _____ | \$950.00    |
|       | CHOIR CANTONESE           | _____ | \$1,650.00  |
|       | CHOIR ENGLISH             | _____ | \$500.00    |
|       | TOTAL                     | _____ | \$10,000.00 |
|       |                           |       | *****       |
| (C)36 | GUEST SPEAKER             |       |             |
|       | CANTONESE                 | _____ | \$750.00    |
|       | ENGLISH                   | _____ | \$500.00    |
|       | TOTAL                     | _____ | \$1,250.00  |
|       |                           |       | *****       |





ELEVATION @ PINE STREET



ELEVATION @ HARRISON AVE

波士頓華人佈道會

Boston Chinese Evangelical Church

237 HARRISON  
FEASIBILITY

TRINE ELEVATIONS (STUDIES)

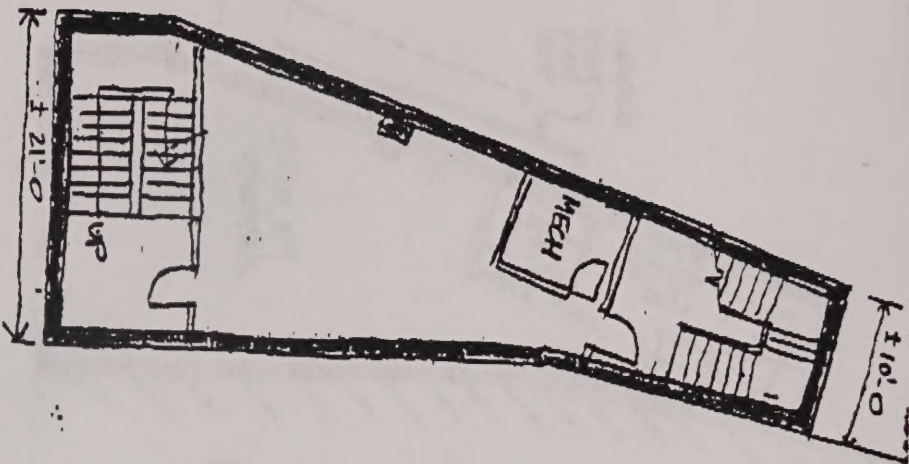
Scale 1/8" = 1'-0"

Date 12-4-90

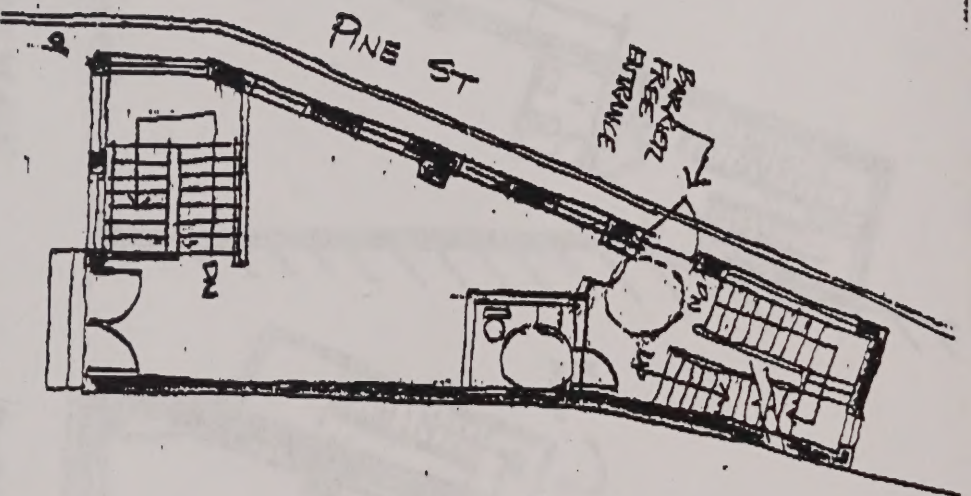
1

Chia-Ming Sze Architect Inc. Architects & Planners  
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727





BASEMENT



FIRST FLOOR

HARRISON AVE

波士頓華人佈道會

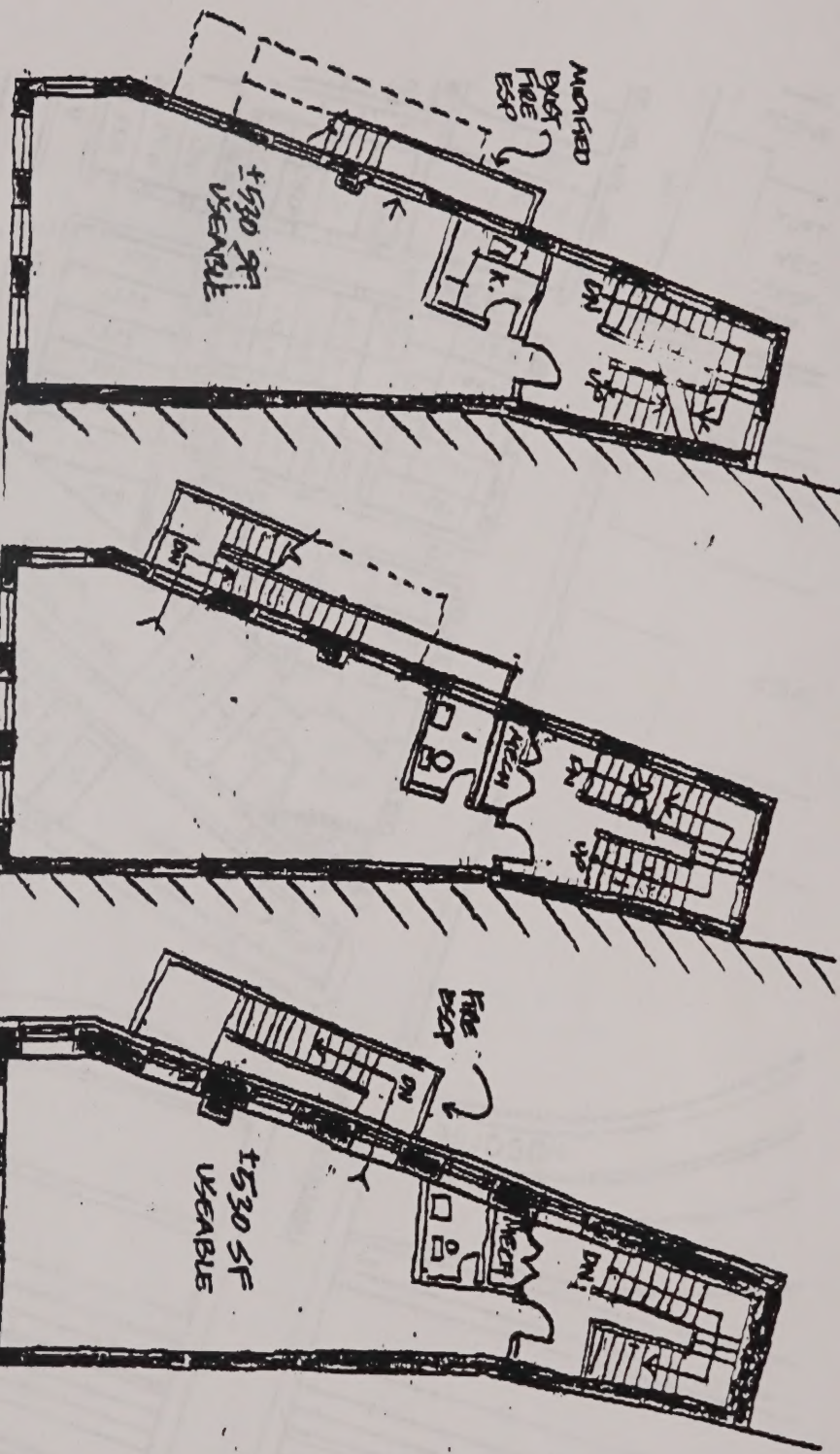
Boston Chinese Evangelical Church

TITLE BASEMENT & FIRST FLOOR PL

Scale 1/8" = 1'-0"

DS

Chia-Ming Size Architect Inc. Architects &  
326 A Street / Boston, Massachusetts 02210 / (617) ,



SECOND FLOOR

3RD FLOOR

PROPOSED 4TH FLOOR

波士頓華人佈道會  
Boston Chinese Evangelical Church

TITLE SECOND & THIRD FLOOR PLANS  
PROPOSED 4TH FLOOR  
Scale 1/8" = 1'-0"  
Date 12-4-90

Chia-Ming Size Architect Inc. Architects & Planner  
326 A Street / Boston, Massachusetts 02210 / (617) 451-7727

237 HARRISON  
RESPONSIBILITY  
3



BOSTON  
REDEVELOPMENT  
AUTHORITY

WEST

5,400

3207

OAK

1568

1883

5506

PINE

1417

1251

2112

TRANSPORTATION

WASHINGTON

BAY

990

1000

43,841

25,688

OAK PLACE

BOSTON  
INDUSTRIAL HOME

BROADWAY

ROAD

(TOLL)

TRANSPORTATION

ASH

1300

953

953

910

MAY

1115

1092

1092

1145

1070

1050

1050

1070

993

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STREET

OAK

PCSNE

TJST

MED

SCHOOL

DORM

103,6

HUDSON

Harrison Avenue

CO



BOSTON  
REDEVELOPMENT  
AUTHORITY

Raymond L. Flynn

Stephen Coyle

One Ashburton Place  
Boston, MA 02133  
617-721-1000

September 27, 1989

Office of the Secretary of State  
Regulations Division - Room 2A  
One Ashburton Place  
McCormack Building  
Boston, MA 02133

RE: NOTICE FOR PUBLICATION IN THE CENTRAL REGISTER

Dear Sir or Madam:

Enclosed are duplicate copies of a notice to be published in the October 11, 1989, edition of the CENTRAL REGISTER. The notice relates to the sale of the following property located in the South Cove area of the City of Boston:

Boston Redevelopment Authority Disposition Parcel No. R-3D-2 in the South Cove Urban Renewal Project No. R-92, approximately 1,300 square feet, located at 237-239 Harrison Avenue.

Kindly acknowledge receipt of the enclosed notice by signing and returning the enclosed copy of this letter in the enclosed self-addressed envelope.

Thank you for your prompt attention to this matter.

Sincerely,

*Patricia M. Twohig*  
Patricia M. Twohig  
Land Disposition Officer

PMT:S

Letter received by:

*mm*  
Office of the Secretary of State

Date

SEP 27 4 42 PM '89





CENTRAL REGISTER NOTICE OF ACQUISITION OR DISPOSITION OF  
REAL PROPERTY

BOSTON REDEVELOPMENT AUTHORITY

1. PUBLIC AGENCY: ONE CITY HALL SQUARE CONTACT: AARON SCHLEIFER  
ADDRESS: BOSTON, MA 02201 PHONE: 722-4300 Ext. 4314
2. PROPERTY LOCATION/DESCRIPTION: Vacant 3-story building on 1,300 S.F. of  
land in South Cove Area - 237 Harrison Av  
for rehabilitation
3. APPRAISED VALUE: LAND -  
BUILDING - To be determined by t  
Authority
4. SOURCE OF VALUATION  
Independent Appraisals
5. SALE OF (X) PURCHASE OF ( ) RENTAL ( ) LEASE ( ) SQUARE FOOT COST:
6. DATE PROPOSAL DUE: To be determined
7. ADDITIONAL INFORMATION:

-----  
CR-3 INFORMATION PUBLISHED 30 DAYS PRIOR TO PROPOSAL DEADLINE  
-----

CENTRAL REGISTER NOTICE OF ACQUISITION OR DISPOSITION OF  
REAL PROPERTY

1. PUBLIC AGENCY: CONTACT:  
ADDRESS: PHONE:
2. PROPERTY LOCATION/DESCRIPTION: 3. APPRAISED VALUE: LAND -  
BUILDING -
4. SOURCE OF VALUATION
5. SALE OF ( ) PURCHASE OF ( ) RENTAL ( ) LEASE ( ) SQUARE FOOT COST:
6. DATE PROPOSAL DUE:
7. ADDITIONAL INFORMATION:

-----  
CR-3 INFORMATION PUBLISHED 30 DAYS PRIOR TO PROPOSAL DEADLINE  
-----

CENTRAL REGISTER NOTICE OF ACQUISITION OR DISPOSITION OF  
REAL PROPERTY

1. PUBLIC AGENCY: CONTACT:  
ADDRESS: PHONE:
2. PROPERTY LOCATION/DESCRIPTION: 3. APPRAISED VALUE: LAND -  
BUILDING -
4. SOURCE OF VALUATION
5. SALE OF ( ) PURCHASE OF ( ) RENTAL ( ) LEASE ( ) SQUARE FOOT COST:
6. DATE PROPOSAL DUE:
7. ADDITIONAL INFORMATION:

-----  
CR-3 INFORMATION PUBLISHED 30 DAYS PRIOR TO PROPOSAL DEADLINE  
-----



## MEMORANDUM

APRIL 11, 1991

TO: THE BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD HOUSING AND DEVELOPMENT  
AARON SCHLEIFER, PROJECT MANAGER

SUBJECT: FINAL DESIGNATION  
SOUTH COVE URBAN RENEWAL AREA R-92  
PARCEL R-3D-2  
237 HARRISON AVENUE

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) GRANT FINAL DESIGNATION TO THE BOSTON CHINESE EVANGELICAL CHURCH AS REDEVELOPER OF PARCEL R-3D-2 FOR THE PURPOSES OF CREATING OFFICE AND ADMINISTRATIVE SPACE FOR THE CHURCH'S SOCIAL SERVICE AND CULTURAL ACTIVITIES.

Parcel R-3D-2 is a vacant, BRA-owned, three story brick building on 1,300 square feet of land located at the corner of Harrison Avenue and Pine Street, in the South Cove Urban Renewal Area. The BRA tentatively designated the building at 237 Harrison Avenue to the Boston Chinese Evangelical Church (BCEC) on March 20, 1986. The parcel was re-advertised in the Central Register on October 11, 1989.

Founded in 1961, the BCEC is an independent, non-denominational, community church. The BCEC currently has programming for Sunday school, counseling, children's programs, adult english classes, community activities, and recreation activities serving well over a thousand people. The increasing size of the congregation has created a serious shortage of space within the Church facility at 249 Harrison Avenue. As a result, the Church has had to rent space in a number of different locations Chinatown in order to operate their social service programs.

The BCEC purchased the land at 249 Harrison Avenue in 1977 from the BRA and completed construction of their church building in 1979. Since moving to a permanent location, the BCEC congregation has grown to over 600 parishioners. The Church must now hold a number of services on Sundays to accommodate the size and multi-lingual make up of the congregation. The original Church facility contained sanctuary space, classroom area, and administrative offices. The Church has converted the administrative and classroom areas into worship space to accommodate the present size of the congregation.

Acquisition and renovation of the building at 237 Harrison Avenue



will alleviate some of the overcrowding at the existing Church facility. The acquisition of 237 Harrison Avenue along with the Church at 249 Harrison Avenue will centralize the Church's presence in the community and enable the Church to provide more efficient service delivery to the surrounding Asian community. The redevelopment plan of this long vacant building is to renovate the existing three-story structure and add a fourth floor. The new structure is to include classroom and meeting room space in the basement and first floor and office and administrative space on the second, third, and fourth floors.

On November 10, 1988, the BRA Board voted to enter into an Early Entry License Agreement with the BCEC. On May 31, 1990, the BRA Board authorized a grant agreement of \$5,000 to perform emergency repairs to stabilize the structure.

The cost of the redevelopment of this three story building is approximately \$380,000 financed by a \$250,000 mortgage from the Shawmut Bank and \$150,000 cash on hand that the BCEC has raised through preliminary fund raising efforts. Since May of 1990, the Church has spent over \$14,000 to perform structural analyses and emergency repairs.

The Chinatown/South Cove Neighborhood Council voted to support this proposal at their meeting held on March 18, 1991. As evidence of the community support the BCEC has submitted a number of letters and petitions supporting their efforts to renovate this vacant building (see attached).

The project is expected to begin in mid-June 1991 and be completed and occupied by December 1991.

It is recommended therefore, that the Boston Chinese Evangelical Church be given Final Designation as redeveloper of Parcel R-3D-2 of the South Cove Urban Renewal Area and that the Director be authorized to execute a Land Disposition Agreement, a Deed and any other documents necessary to effectuate the transfer and redevelopment of Parcel R-3D-2 of the South Cove Urban Renewal Area.

An appropriate vote follows.

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority, April 11, 1991, Re: Final Designation of the Boston Chinese Evangelical Church as Redeveloper of Parcel R-3D-2 in the South Cove Urban Renewal Area, Approval of Schematic Drawings and specifications, Authorization to Execute Land Disposition Agreement and Deed".



